

**FINAL PLAT**  
**LOTS 5R, 6R AND 7R, BLOCK 8**  
**ROSELAWN 2nd ADDITION**  
**an addition to the City of Weatherford**  
**Parker County, Texas**  
**Being a replat of Lots 5 and 6 and a portion of Lot 7**  
**Block 8, ROSELAWN 2nd ADDITION, an addition to the**  
**City of Weatherford, Parker County, Texas**

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, RUSTY AND RUTH WINSTEAD AND JOY ELLEN NICHOLS being the sold owners of 0.972 Acres situated in and being all of Lots 5 and 6 and a portion of Lot 7, Block 8, ROSELAWN 2nd ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Volume 357, Page 187, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Bois D'Arc Street at the northeast corner of said Lot 5;  
 THENCE S 11°10'19" E, with the west right of way line of said Bois D'Arc Street, 273.35 feet to an iron rod set;  
 THENCE S 79°15'14" W, 179.48 feet to a pipe found;  
 THENCE N 01°24'00" W, 16.48 feet to a point;  
 THENCE N 01°00'00" W, 259.77 feet to an iron rod found at the northwest corner of said Lot 5;  
 THENCE N 78°48'19" E, 130.80 feet to the POINT of BEGINNING and containing 0.972 acres (42326 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RUSTY AND RUTH WINSTEAD AND JOY ELLEN NICHOLS do hereby adopt this plat designating the hereinabove described real property as LOTS 5R, 6R AND 7R, BLOCK 8, ROSELAWN 2nd ADDITION, an addition to the City of Weatherford, Parker County, Texas, Being a replat of Lots 5 and 6 and a portion of Lot 7, Block 8, ROSELAWN 2nd ADDITION, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 2036 Owens, Wp, Parker County, Texas this 2nd day of June, 2006.

Rusty Winstead      Ruth Winstead  
 Rusty Winstead      Ruth Winstead

Joy Ellen Nichols  
 Joy Ellen Nichols

OWNERS:  
 Rusty and Ruth Winstead  
 300 Harmony Circle  
 Weatherford, TX 76087  
 817-594-4121  
 Joy Ellen Nichols  
 1306 Bois D'Arc Street  
 Weatherford, TX 76086  
 817-599-9464

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Rusty Winstead Ruth Winstead  
 Owners

SWORN TO AND SUBSCRIBED before me this 2nd day of June, 2006.

Sherry Clinton  
 Notary Public in and for the State of Texas

**CITY APPROVAL OF CONSTRUCTION PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
 City of Weatherford, Texas

Brad Ebel      6-14-06  
 Signature of Chairperson      Date of Recommendation

APPROVED BY: City Council  
 City of Weatherford, Texas

Joe M. Ivins      6-14-06  
 Signature of Mayor      Date of Approval

ATTEST:  
Angela Winkle      6-14-06  
 City Secretary      Date

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Rusty Winstead known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of June, 2006.

Sherry Clinton  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Ruth Winstead known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of June, 2006.

Sherry Clinton  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Joy Ellen Nichols known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of June, 2006.

Sherry Clinton  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A  
N/A  
 TITLE

STATE OF TEXAS )  
 COUNTY OF PARKER )

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

\_\_\_\_\_

TITLE

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 April, 2006



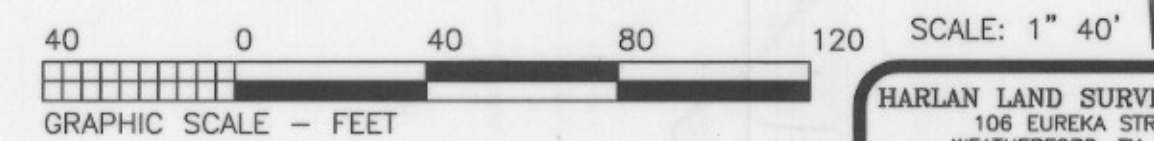
Filed 4/23/06  
PC-C438  
Doc # 602366  
Book 2447, Pg 9

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



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 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
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